

Component 3, (6) Deconcentration and Income Mixing

- a. ☒ Yes ☐ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. ☒ Yes ☐ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.
- *Note: In accordance with 24 CFR 903, Public Housing Agency Plans: Deconcentration – Amendments to “Established Income Range”
Definition: Final Rule dated August 6, 2002; the following are the Area Median Incomes for counties in Hawaii and the separate county 30% income level:
- o Oahu:
Median Area Income: \$65,200 30% = \$19,560
 - o Hawaii:
Median Area Income: \$50,400 30% = \$15,120
 - o Kauai:
Median Area Income: \$56,100 30% = \$16,830
 - o Maui:
Median Area Income: \$60,700 30% = \$18,210

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
Kamehameha Homes – Honolulu, Oahu \$13, 497 (119.1)	213	*See note above on area median income.	
Kauhale Nani – Wahiawa, Oahu \$13,617 (136.9)	50	*See note above on area median income.	
Waimaha-Sunflower – Waianae, Oahu \$8,089 (68.2)	130	Units on hold for modernization.	
Kau’iokalani – Waianae, Oahu \$10,059 (71.0)	49		Select families with a broad range of incomes to meet deconcentration goals.
Kauhale Ohana - Waimanalo, Oahu \$16,762 (118.2)	50	*See note above on area median income.	
Salt Lake – Honolulu, Oahu \$11,650 (120.8)	20	*See note above on area median income.	
Hale Laulima – Pearl City, Oahu \$15,512 (123.1)	36	*See note above on area median income.	

Waimanalo Homes – Waimanalo, Oahu \$18,502 (143.1)	40	Homeownership Demonstration Project	
Waipahu II – Waipahu, Oahu \$9,549 (79.5)	17		Select families with a broad range of incomes to meet deconcentration goals.
Noelani I – Kamuela, Hawaii \$8,287 (77.3)	19		Select families with a broad range of incomes to meet deconcentration goals.
Noelani II – Kamuela, Hawaii \$9,146 (64.5)	24		Select families with a broad range of incomes to meet deconcentration goals.
Pahala – Pahala, Hawaii \$10,332 (121.5)	24	Elderly housing project	
Lanakila – Hilo, Hawaii \$10,971 (83.7)	40	Units on hold for modernization.	
Punahele Homes – Hilo, Hawaii \$11,744 (121.8)	30	*See note above on area median income.	
Kaiwailehua – Koloa, Kauai \$10,678 (75.73)	25		Select families with a broad range of incomes to meet deconcentration goals.
Kekaha Haaheo – Kekaha, Kauai \$9,205 (81.3)	78		Select families with a broad range of incomes to meet deconcentration goals.
Kalaheo – Kalaheo, Kauai \$10,442 (75.2)	8		Select families with a broad range of incomes to meet deconcentration goals.
Kahale Mua - Maunaloa, Maui \$9,026 (63.7)	25		Select families with a broad range of incomes to meet deconcentration goals.
Makana Kai Hale – Waiehu, Maui \$16,373 (115.5)	22	*See note above on area median income.	